142.0	0003	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,011,600	/	1,011,600
USE VALUE:	1,011,600	/	1,011,600
ASSESSED:	1,011,600	/	1,011,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOYLE CYNTHIA J
Owner 2:	
Owner 3:	
Street 1:	83 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAMSEY HAROLD E & RUTH B/ESTAT -
Owner 2:	-
Street 1:	83 HIGHLAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .25 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1900, having primarily Vinyl Exterior and 2693 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10880.000	407,800	6,700	597,100	1,011,600
Total Card	0.250	407,800	6,700	597,100	1,011,600
Total Parcel	0.250	407,800	6,700	597,100	1,011,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 375.64 /Parcel: 375.64

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 142.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	407,800	6700	10,880.	597,100	1,011,600		Year end	12/23/2021
2021	101	FV	394,800	6700	10,880.	597,100	998,600		Year End Roll	12/10/2020
2020	101	FV	394,800	6700	10,880.	597,100	998,600	998,600	Year End Roll	12/18/2019
2019	101	FV	293,400	6700	10,880.	559,800	859,900	859,900	Year End Roll	1/3/2019
2018	101	FV	293,400	6700	10,880.	462,800	762,900	762,900	Year End Roll	12/20/2017
2017	101	FV	293,400	6700	10,880.	425,400	725,500	725,500	Year End Roll	1/3/2017
2016	101	FV	293,400	6700	10,880.	388,100	688,200	688,200	Year End	1/4/2016
2015	101	FV	285,900	6700	10,880.	380,700	673,300	673,300	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAMSEY HAROLD E	70660-573		2/23/2018	Estate/Div	99	No	No		Harold Ernest Ramsey d.o.d. 2/11/2016 Bk 7066
	11430-680		11/21/1967			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/1996	54		15,000					ADD OR ENCLOSE 4 P
3/23/1994	70	Manual	6,915					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2017	Info At Door	HS	Hanne S
1/22/2009	Entry Denied	372	PATRIOT
11/16/1999	Meas/Inspect	256	PATRIOT
5/31/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10880		Sq. Ft.	Site		0	80.	0.69	9									597,121						597,100	

Total AC/HA: 0.24977 | Total SF/SM: 10880 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 597,121 | Spl Credit | Total: 597,100

PRINT

Date	Time
12/30/21	11:42:37

LAST REV

Date	Time
04/20/18	09:35:12

mmcmakin

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 91572
GIS Ref:
GIS Ref:
Insp Date: 11/29/17

!10986!

PAT ACCT.: 10986

USER DEFINED

Prior Id # 1:	91572
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.03989971
Const Adj.:	0.99544507
Adj $ / SQ:	134.571
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	500923
Depreciation:	93172
Depreciated Total:	407751

COMMENTS

FIREPLACE SCALED OVER.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

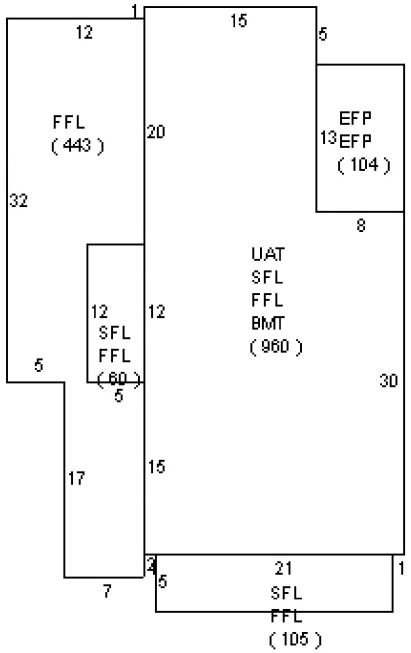
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.57
Special Features:	0	Val/Su Net:	99.44
Final Total:	407800	Val/Su SzAd	151.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,568	134.570	211,008
SFL	Second Floor	1,125	134.570	151,393
BMT	Basement	960	40.370	38,757
UAT	Upper Attic	240	53.830	12,919
EFP	Enclos Porch	208	40.130	8,347

Net Sketched Area:	4,101	Total:	422,424
Size Ad	2693	Gross Area	4821	FinArea	2693
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

142.0-0003-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	A	AV	1960	19.34	T	40	101			6,700			6,700
2	Frame Shed	D	Y	1	6X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	6,700	Total Special Featues:		Total:	6,700